

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2019**

	Unaudited As at 31 Dec 2019 RM'000	Audited As at 31 Dec 2018 RM'000
Property, plant and equipment	172,184	171,562
Right-of-use assets	576	-
Investments	5,561	5,311
Investment properties	3,119	3,140
Inventories-Land held for property development	161,741	160,496
Goodwill on consolidation	27,100	27,100
	<u>370,281</u>	<u>367,609</u>
Current assets		
Inventories-Property development costs	-	603
Inventories	66,206	77,576
Biological assets	996	1,365
Receivables	6,484	12,683
Contract assets	27,097	25,604
Current tax assets	177	229
Short-term investments	79,177	70,032
Deposits, cash and bank balances	33,888	23,007
	<u>214,025</u>	<u>211,099</u>
Current liabilities		
Payables	19,382	22,514
Lease liabilities	199	-
Current tax liabilities	164	1,504
	<u>19,745</u>	<u>24,018</u>
Net current assets	194,280	187,081
Non-current liabilities		
Lease liabilities	391	-
Deferred tax liabilities	41,229	41,571
	<u>41,620</u>	<u>41,571</u>
	<u>522,941</u>	<u>513,119</u>
Share capital	74,945	74,945
Reserves	447,996	438,174
Equity attributable to owners of the Company	<u>522,941</u>	<u>513,119</u>
Net Assets per share (RM)	<u>6.99</u>	<u>6.86</u>

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018 and the accompanying notes.

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 31 DECEMBER 2019**

	Individual Quarter		Cumulative Quarter	
	Current Quarter Ended 31 Dec 2019 RM'000	Preceding Corresponding Quarter 31 Dec 2018 RM'000	Current Year To Date 31 Dec 2019 RM'000	Preceding Corresponding Year To Date 31 Dec 2018 RM'000
Revenue	23,717	23,861	67,418	80,852
Cost of Sales	(12,808)	(9,217)	(35,709)	(37,233)
Gross profit	10,909	14,644	31,709	43,619
Interest income	540	905	2,844	3,084
Other income	1,030	2,862	3,844	4,165
Depreciation and amortisation	(854)	(780)	(3,398)	(3,097)
Administration and other expenses	(4,155)	(6,457)	(17,034)	(19,863)
Finance costs	(8)	-	(34)	-
Profit before taxation	7,462	11,174	17,931	27,908
Income tax expense	(2,303)	(2,844)	(4,616)	(7,757)
Profit net of tax	5,159	8,330	13,315	20,151
Other comprehensive income:				
Changes in fair value of investments	421	(532)	250	(1,020)
Total comprehensive income	5,580	7,798	13,565	19,131
Profit attributable to owners of the parent	5,159	8,330	13,315	20,151
Total comprehensive income attributable to owners of the parent	5,580	7,798	13,565	19,131
Earnings per share attributable to owners of the Company	sen	sen	sen	sen
Basic / Diluted	6.89	11.13	17.79	26.92

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018 and the accompanying notes.

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 31 DECEMBER 2019**

	Attributable to owners of the parent					Total RM'000
	Share capital	Non-distributable		Distributable		
		Fair value reserve	Revaluation reserve	General reserve	Retained profits	
	RM'000	RM'000	RM'000	RM'000	RM'000	
<u>12 months period ended 31 December 2019</u>						
Balance as at 1 January 2019	74,945	5,017	25,824	250	407,083	513,119
Profit for the period	-	-	-	-	13,315	13,315
Other comprehensive income for the period	-	250	-	-	-	250
Total comprehensive income for the period	-	250	-	-	13,315	13,565
Transfer within reserves	-	-	(64)	-	64	-
Dividends	-	-	-	-	(3,743)	(3,743)
Balance as at 31 Dec 2019	<u>74,945</u>	<u>5,267</u>	<u>25,760</u>	<u>250</u>	<u>416,719</u>	<u>522,941</u>

	Attributable to owners of the parent						Total RM'000
	Share capital	Non-distributable			Distributable		
		Share premium	Fair value reserve	Revaluation reserve	General reserve	Retained profits	
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
<u>12 months period ended 31 December 2018</u>							
Balance as at 1 January 2018	74,853	92	6,037	25,922	250	388,528	495,682
Effect on adoption of MFRS	-	-	-	-	-	2,049	2,049
Transfer in accordance with Section 618(2) of the Companies Act 2016	92	(92)	-	-	-	-	-
Profit for the period	-	-	-	-	-	20,151	20,151
Other comprehensive loss for the period	-	-	(1,020)	-	-	-	(1,020)
Total comprehensive income for the period	-	-	(1,020)	-	-	20,151	19,131
Transfer within reserves	-	-	-	(98)	-	98	-
Dividends	-	-	-	-	-	(3,743)	(3,743)
Balance as at 31 Dec 2018	<u>74,945</u>	<u>-</u>	<u>5,017</u>	<u>25,824</u>	<u>250</u>	<u>407,083</u>	<u>513,119</u>

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018 and the accompanying notes.

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 31 DECEMBER 2019**

	12 Months Ended	
	Unaudited Current Year to date 31 Dec 2019 RM'000	Preceding Year to date 31 Dec 2018 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	17,931	27,908
Adjustments for :		
Depreciation and amortisation	3,398	3,097
Gain on disposal of property, plant and equipment	(83)	(28)
Loss on derecognition of property, plant and equipment	43	-
Fair value loss on biological assets	369	1,093
Dividend Income	(186)	(231)
Interest expenses	34	-
Interest Income	(2,844)	(3,084)
Operating profit before working capital changes	<u>18,662</u>	<u>28,755</u>
Decrease in inventories and inventories-property development costs	11,973	11,954
Decrease/(Increase) in receivables	4,787	(18,952)
(Decrease) in payables	(3,132)	(1,020)
Cash generated from operations	<u>32,290</u>	<u>20,737</u>
Interest received	2,763	3,082
Tax refunded	353	-
Tax paid	(6,599)	(4,647)
Net cash from operating activities	<u>28,807</u>	<u>19,172</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(4,021)	(4,835)
Proceeds from disposal of property, plant and equipment	265	28
Payment for inventories-land held for property development (Placement)/Withdrawal of short-term deposits	(1,245)	(11,660)
Dividend received from quoted equity securities in Malaysia	186	231
Net cash used in investing activities	<u>(4,837)</u>	<u>(16,204)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of lease liabilities	(189)	-
Dividend paid	(3,743)	(3,743)
Interest paid	(34)	-
Net cash used in financing activities	<u>(3,966)</u>	<u>(3,743)</u>
Net increase/(decrease) in cash and cash equivalents	20,004	(775)
Cash and cash equivalents at 1 January	<u>92,909</u>	<u>93,684</u>
Cash and cash equivalents at 31 December	<u>112,913</u>	<u>92,909</u>
Cash and cash equivalents comprise :		
Short term investments - money market fund	79,177	70,032
Short term deposits	167	1,314
Cash and bank balances	<u>33,721</u>	<u>21,693</u>
	113,065	93,039
Pledged short-term deposits	(152)	(130)
Cash and cash equivalents	<u>112,913</u>	<u>92,909</u>

The condensed consolidated statement of cash flow should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018 and the accompanying notes.

Part A – Explanatory Notes Pursuant to MFRS 134

1 Basis of preparation and Accounting Policies

The interim financial statements are unaudited and have been prepared in accordance with the requirements of MFRS 134 Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad, and should be read in conjunction with the audited financial statements for the year ended 31 December 2018. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 December 2018.

The accounting policies and presentation adopted by the Group for the quarterly financial statements are consistent with those adopted in the Group’s consolidated audited financial statements for the financial year ended 31 December 2018, except for the adoption of the followings new MFRS, Amendments to MFRSs, Improvements to MFRS and IC Interpretation (“Standards”) which is effective for financial period beginning on or after 1 January 2019:

Effective for financial periods beginning on or after 1 January 2019

- MFRS 16 Leases
- Amendments to MFRS 9 Financial Instruments
- Amendments to MFRS 119 Employee Benefits
- Annual Improvements to MFRS Standards 2015 – 2017 Cycle
- IC Interpretation 23 Uncertainty over Income Tax Treatments

The initial application of these Standards does not have a material impact on the Group’s financial statements except for the following:

MFRS 16 Leases

MFRS 16 requires a lessee to recognise a “right-of-use” of the underlying asset and a lease liability reflecting future lease payments for most leases. The right-of-use asset is depreciated in accordance with the principle in MFRS 116 and the lease liability is accreted over time with interest expense recognised in profit or loss. The effect arising from the adoption of MFRS 16 is disclosed as below:

	As previously reported 31 December 2018 RM'000	Adjustments RM'000	As reported under MFRS 16 Leases 1 January 2019 RM'000
Non-current assets			
Right-of-use asset	-	779	779
Current liabilities			
Lease liability	-	189	189
Non-current liabilities			
Lease liability	-	590	590

The Group has adopted MFRS 16 Leases on 1 January 2019 in accordance with the transition requirements under the Appendix C, paragraph 5(b) of MFRS 16 and therefore, comparatives are not restated. The initial application of MFRS 16 has no impact on the financial results for the current period and did not result in any adjustment to the opening retained profits as at the date of initial application.

Part A – Explanatory Notes Pursuant to MFRS 134 (Con't)

2 Seasonal or cyclical factors

The Group's results for the quarter under review were not materially impacted by any seasonal or cyclical factors apart from the plantation segment which is influenced by seasonal climatic conditions.

3 Unusual items due to their nature, size or incidence

None.

4 Changes in estimates

None except for a lower projected quantity of unripe FFB on bearer plants was used in measuring the fair value of biological assets as it is believed to be more reflective.

5 Debt and equity securities

There were no issue, repurchase and repayment of debt and equity securities during the financial period.

6 Dividends paid

The first and final dividend of 5 sen per share single-tier tax exempt for the financial year ended 31 December 2018 (for financial year ended 31 Dec 2017: 5 sen per share single-tier tax exempt) amounting to RM3.74 million was paid on 10 June 2019.

7 Carrying amount of revalued assets

The valuations of property, plant and equipment and investment properties have been brought forward without amendment from the financial report for the year ended 31 December 2018.

8 Events after the interim period

There was no significant event after the end of the quarter under review.

9 Changes in composition of the Group

There was no change in the composition of the Group during the period under review.

10 Changes in contingent liabilities and contingent assets

There was no change in contingent liability or contingent asset since the end of the last financial year.

11 Capital commitments

Amounts contracted but not provided for capital expenditure as at 31 December 2019 amounted to RM2.75 million.

12 Significant Related Party Transactions

None.

Part A – Explanatory Notes Pursuant to MFRS 134 (Con’t)

13 Segmental information

Segmental information for the financial period ended 31 December 2019 is as follows:

	Property development RM'000	Plantation RM'000	Others RM'000	Consolidated RM'000
31 Dec 2019				
Revenue				
External customers	56,965	10,267	-	67,232
Dividend income	-	-	186	186
Total Revenue	<u>56,965</u>	<u>10,267</u>	<u>186</u>	<u>67,418</u>
Results				
Segment results	<u>19,979</u>	<u>1,118</u>	<u>(3,166)</u>	17,931
Income tax expense				<u>(4,616)</u>
Profit net of tax for the period				<u>13,315</u>
Assets				
Segment assets	<u>349,103</u>	<u>98,665</u>	<u>136,538</u>	<u>584,306</u>
Liabilities				
Segment liabilities	<u>14,707</u>	<u>2,378</u>	<u>44,280</u>	<u>61,365</u>
31 Dec 2018				
Revenue				
External customers	71,491	9,130	-	80,621
Dividend income	-	-	231	231
Total Revenue	<u>71,491</u>	<u>9,130</u>	<u>231</u>	<u>80,852</u>
Results				
Segment results	<u>31,642</u>	<u>676</u>	<u>(4,410)</u>	27,908
Income tax expense				<u>(7,757)</u>
Profit net of tax for the period				<u>20,151</u>
Assets				
Segment assets	<u>352,655</u>	<u>96,647</u>	<u>129,406</u>	<u>578,708</u>
Liabilities				
Segment liabilities	<u>16,701</u>	<u>2,257</u>	<u>46,631</u>	<u>65,589</u>

Part B – Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia

14 Auditors' Report on preceding Annual Financial Statements

The auditors' report on the financial statements for the financial year ended 31 December 2018 was not qualified.

15 Review of performance

For the current quarter under review, the Group recorded revenue of RM23.7 million and profit before tax of RM7.5 million respectively. These represent a decrease of 0.6% and 33.2% in revenue and profit before tax respectively as compared to the previous corresponding quarter.

For the current 12 months period, the Group recorded revenue of RM67.4 million and profit before tax of RM17.9 million respectively. These represent a decrease of 16.6% in revenue and a decrease of 35.7% in profit before tax as compared to the previous corresponding period.

	Current Quarter Ended 31 Dec 2019 RM'000	Corresponding Quarter Ended 31 Dec 2018 RM'000	Changes + / (-) %	Current Year to date Ended 31 Dec 2019 RM'000	Corresponding Year to date Ended 31 Dec 2018 RM'000	Changes + / (-) %
<u>Revenue</u>						
Property	20,559	21,587	-4.8%	56,965	71,491	-20.3%
Plantation	3,090	2,211	39.8%	10,267	9,130	12.5%
Others	68	63	7.9%	186	231	-19.5%
	<u>23,717</u>	<u>23,861</u>	<u>-0.6%</u>	<u>67,418</u>	<u>80,852</u>	<u>-16.6%</u>
<u>Profit Before Tax</u>						
Property	7,999	12,605	-36.5%	19,979	31,642	-36.9%
Plantation	219	(135)	262.2%	1,118	676	65.4%
Others	(756)	(1,296)	41.7%	(3,166)	(4,410)	28.2%
	<u>7,462</u>	<u>11,174</u>	<u>-33.2%</u>	<u>17,931</u>	<u>27,908</u>	<u>-35.7%</u>

(a) Property

4Q'19 vs 4Q'18

Revenue for the current quarter decreased by 4.8% to RM20.5 million while profit before tax decreased by 36.5% to RM8.0 million as compared to the previous corresponding quarter.

The decrease in revenue was mainly due to lower revenue from sales of completed units in current quarter but this was partially offset by a higher percentage of work completed for the current development.

Profit before tax, however, decreased significantly mainly attributed to the decline in revenue in the current quarter coupled with reversal of impairment loss on receivables in the prior year that has resulted in higher profit before tax in previous corresponding quarter.

Part B – Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia (Con't)

15 Review of performance (Con't)

(a) Property (con't)

12M'19 vs 12M'18

Revenue for the current 12 months period decreased by 20.3% to RM56.9 million while profit before tax decreased by 36.9% to RM20.0 million as compared to the previous corresponding period.

The decrease in revenue was mainly attributed to lower percentage of work completed for the current development but this was partially offset by higher sales of completed unit in current period.

Profit before tax decreased which was in line with the decline in revenue.

(b) Plantation

4Q'19 vs 4Q'18

Revenue increased by 39.8% to RM3.1 million while profit before tax increased substantially by 262.2% to RM219,000 as compared to previous corresponding quarter.

This was due to increase in fresh fruit bunches ("FFB") harvested in current quarter and higher average selling price of FFB resulted from higher price of crude palm oil as compared to previous corresponding quarter.

12M'19 vs 12M'18

Revenue for the current 12 months period increased by 12.5% to RM10.2 million while profit before tax increased substantially by 65.4% to RM1.1 million as compared to the previous corresponding period.

This was due to increase in fresh fruit bunches ("FFB") harvested in current period but this was partially negated by lower average selling price of FFB resulted from lower price of crude palm oil as compared to previous corresponding period. In addition, durian planting incentive of RM300,000 received in Sept'19 had contributed to the increase in profit before tax.

16 Material changes in profit before taxation vs preceding quarter

	Current Quarter Ended 31 Dec 2019 RM'000	Preceding Quarter Ended 30 Sept 2019 RM'000	Changes + / (-) %
Revenue	23,717	15,347	54.5%
Profit Before Taxation	7,462	4,286	74.1%

The profit before tax grew in current quarter which is in line with the increase in revenue recorded in current quarter.

Part B – Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia (Con't)

17 Commentary on prospects

For the financial year ending 31 December 2020, the Group anticipates that the conditions of the property sector will remain challenging. The Group is embarking on various initiatives including innovative sales and marketing programs via business partnerships and special promotions to enhance the efforts to attract a larger pool of prospects including the launch of new projects.

The plantation sector is expected to perform better in view of the recent uptake in CPO prices. The Group will continue with its efforts to improve its yield as part of its effort in response to this. Diversification efforts of the plantation arm will continue as part of the Group's strategy.

18 Statement of board of directors' opinion as to whether the revenue or profit estimate, forecast, projection or internal targets are likely to be achieved

Not applicable. The Company has not announced or disclosed any estimates, forecasts, projections or internal targets.

19 Variance of actual profit from forecast profit or profit guarantee

Not applicable.

20 Taxation

	Current Quarter Ended 31 Dec 2019 RM'000	Current Year to date Ended 31 Dec 2019 RM'000
Malaysian income tax:		
Current tax	2,389	5,680
Deferred tax	(87)	(342)
	<u>2,302</u>	<u>5,338</u>
Under/(over)provision of tax in prior year	1	(722)
	<u>2,303</u>	<u>4,616</u>

The effective tax rate for the current quarter/period is higher than the statutory tax rate due to deferred tax assets arising from deductible temporary differences not recognised in the Statement of Comprehensive Income.

21 Corporate proposals

- (a) Status of corporate proposals
Not applicable.
- (b) Status of utilisation of proceeds
Not applicable.

Part B – Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia (Con't)

22 Group borrowings and debt security

There were no borrowings and debt security as at 31 December 2019. The lease liability is a liability recognised arising from the adoption of MFRS 16 Leases which is effective from 1 January 2019.

23 Changes in material litigation

There was no material litigation since the date of the last financial position as at 31 December 2018.

24 Dividends

No interim ordinary dividend has been declared for the current quarter ended 31 December 2019. The Board of Directors recommends the payment of first and final dividend of 4.5 sen per share single tier tax exempt (2018 : 5 sen per share) for the financial year ended 31 December 2019 amounting to RM3.36 million (2018 : RM3.74 million). The proposed dividend is subject to approval of the shareholders at the forthcoming Annual General Meeting.

25 Earnings per share

(a) Basic earnings per share

Basic earnings per share is calculated by dividing the profit net of tax for the year by the weighted average number of shares in issue during the year.

	Current Quarter Ended 31 Dec 2019	Current Year To Date Ended 31 Dec 2019
Profit net of tax (RM'000)	5,159	13,315
Weighted average number of ordinary shares in issue ('000)	74,853	74,853
Basic earnings per share (sen)	6.89	17.79

(b) Diluted earnings per share

Not applicable.

Part B – Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia (Con't)

26 Disclosure requirements to the Statement of Comprehensive Income

	Current Quarter Ended 31 Dec 2019 RM'000	Current Year To Date Ended 31 Dec 2019 RM'000
(a) Dividend income	68	186
(b) Interest expense	8	34
(c) Provision for and write off of receivables	10	10
(d) Provision for and write off of inventories	}	}
(e) Gain or loss on disposal of quoted or unquoted investments or properties		
(f) Impairment of assets		
(g) Foreign exchange gain or loss		
(h) Gain or loss on derivatives		
(i) Exceptional items	Nil	Nil

27 Authorisation for issue

The interim financial statements were authorised for issue by the Board of Directors.

By Order of the Board

Tai Yuen Ling (LS 0008513)
Secretary

Kuala Lumpur
Date: 21 February 2020